

01/06/26 PC AGENDA SHEET

PUBLIC HEARING

APP. NUMBER/OWNER/DESCRIPTION OF REQUEST

ET-25-400123 (WS-24-0464)-BAUMGARTNER NICOLE IRENE:

WAIVERS OF DEVELOPMENT STANDARDS FIRST EXTENSION OF TIME for the following: **1)** reduce setbacks; and **2)** reduce building separation in conjunction with an existing single-family residence on 0.55 acres in an RS20 (Residential Single-Family 20) Zone within the Neighborhood Protection (RNP) Overlay.

Generally located south of Palmyra Avenue and east of Sorrel Street within Spring Valley.
JJ/my/kh (For possible action)

RELATED INFORMATION:

APN:

163-11-403-001

WAIVERS OF DEVELOPMENT STANDARDS:

1.
 - a. Reduce the side street setback of an existing detached garage to 4 feet where 10 feet is required per Section 30.02.04 (a 60% reduction).
 - b. Reduce the rear setback of an existing detached garage to 4.5 feet where 5 feet is required per Section 30.02.04 (a 10% reduction).
 - c. Reduce the side interior setback of an existing shed to 0.9 feet where 5 feet is required per Section 30.02.04 (an 82% reduction).
2. Reduce the separation between the detached garage and the storage building to 2.5 feet where 6 feet is required per Section 30.02.04 (a 53.3% reduction).

LAND USE PLAN:

SPRING VALLEY - RANCH ESTATE NEIGHBORHOOD (UP TO 2 DU/AC)

BACKGROUND:

Project Description

General Summary

- Site Address: 3114 Sorrel Street
- Site Acreage: 0.55
- Project Type: Setbacks and separations
- Building Height (feet): 17 (detached garage)/8 (shed)/8.5 (storage building)
- Square Feet: 1,500 (detached garage)/70 (shed)/705 (storage building)

Site Plan

The approved plan depicts an existing single-family residence, centrally located within the parcel, 47 feet from the north property line, and 45 feet from Sorrel Street to the west. There is a 1,500 square foot metal detached garage on a concrete slab 4.5 feet from the east property line

and 4 feet from Palmyra Avenue to the north. Access to the garage is through a gate along the north property line to Palmyra Avenue. A 705 square foot storage building is also located 2.5 feet south of the detached garage which is 5 feet from the east property line. Finally, there is a 70 square foot shed located behind the wall and gate facing Sorrel Street and 0.9 feet from the south property line. The shed is partially visible from the right-of-way.

Landscaping

Landscaping was not a part of the original request.

Elevations

The approved elevation depicts a gray metal sided detached garage with 2 doors, 17 feet tall. The approved structure has a pitched roof that is similar in slope to the main home. The gray metal on the detached garage matches the gray stucco on the main home. The approved elevation for a storage building depicts a gray stucco facade, 8 feet 6 inches tall. The building has a pitched roof that is shallower than the main home. The grey stucco on the storage building matches the gray stucco on the main home. The approved shed elevation depicts a gray stucco finished building, 8 feet tall. The shed has a pitched roof and is architecturally compatible with the main home.

Floor Plans

The approved plans for the detached garage, accessory storage building, and shed are all depicted as open.

Previous Conditions of Approval

Listed below are the approved conditions for WS-24-0464:

Comprehensive Planning

- 1 year to complete the building permit and inspection process for the detached garage and the storage building, or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; changes to the approved project will require a new land use application; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Right-of-way dedication to include spandrel at the intersection of Sorrel Street and Palmyra Avenue;
- Perform a survey to ensure that the private improvements are not in the right-of-way.
- Any private improvements within the right-of-way must be removed or vacate a portion of right-of-way on Sorrel Street and Palmyra Avenue.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Applicant's Justification

The applicant is requesting more time to complete the conditions of approval for the application. The applicant notes that progress has been made towards completion with recorded right-of-way dedications, applying for a finished floor waiver, and otherwise working with the Building Department to satisfy all requirements.

Prior Land Use Requests

Application Number	Request	Action	Date
WS-24-0464	Waiver of development standards to reduce setbacks and separations for accessory structures	Approved by PC	November 2024
ZC-0613-10	Zone change from R-E to R-E (RNP-I) zoning	Approved by BCC	February 2011

Surrounding Land Use

	Planned Land Use Category	Zoning District (Overlay)	Existing Land Use
North, South, & East	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Single-family residential
West	Ranch Estate Neighborhood (up to 2 du/ac)	RS20 (NPO-RNP)	Undeveloped

STANDARDS FOR APPROVAL:

The applicant shall demonstrate that the proposed request is consistent with the Master Plan and is in compliance with Title 30.

Analysis

Comprehensive Planning

Title 30 standards of approval for an extension of time state an application may be denied if it is found that circumstances have substantially changed. A substantial change may include, without limitation, a change to the subject property, a change in the areas surrounding the subject property, or a change in the laws, regulations, or policies affecting the subject property. Additionally, the applicant must demonstrate the project is progressing through the applicable development permit or licensing process.

Staff finds that the applicant has been working towards completion of the project. A finished floor waiver has been approved by Public Works and progress has been made with the review of a building permit. As such, staff can support this request.

Staff Recommendation

Approval.

If this request is approved, the Board and/or Commission finds that the application is consistent with the standards and purpose enumerated in the Master Plan, Title 30, and/or the Nevada Revised Statutes.

PRELIMINARY STAFF CONDITIONS:**Comprehensive Planning**

- Until November 5, 2026 to complete the building permit and inspection process for the detached garage and the storage building, or the application will expire unless extended with approval of an extension of time.
- Applicant is advised a substantial change in circumstances or regulations may warrant denial or added conditions to an extension of time; the extension of time may be denied if the project has not commenced or there has been no substantial work towards completion within the time specified; and the applicant is solely responsible for ensuring compliance with all conditions and deadlines.

Public Works - Development Review

- Compliance with previous conditions.

Southern Nevada Health District (SNHD) - Engineering

- Applicant is advised to contact the SNHD Environmental Health Division at septics@snhd.org or (702) 759-0660 to obtain written approval for a Tenant Improvement, so that SNHD may review the impact of the proposed use on the existing Individual Sewage Disposal (Septic) System.

Clark County Water Reclamation District (CCWRD)

- No comment.

TAB/CAC: Spring Valley - approval.

APPROVALS:

PROTEST:

APPLICANT: NICOLE BAUMGARTNER

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